



325 W Main St

Newark, OH 43055



Offering Summary

Lease Rate:	\$3.50 SF/yr (NN)
Building Size:	115,000 SF ±
Available SF:	25,000 - 50,000 SF
Lot Size:	4.23 Acres
Year Built:	1945
Zoning:	Downtown Commercial
APN:	054-217764-00.000

Property Overview

Welcome to Newark Station, a former warehouse now transformed into a vibrant creative space. This redevelopment features loft apartments, art studios, offices, and event spaces, all centered around an outdoor plaza. The venue also offers small-batch coffee roasting with retail options and upscale dining.

This beautiful venue is ready to welcome new tenants to the expansive warehouse spaces. Unleash your imagination and creativity in the 25,000 SF available on the first floor and the 50,000 SF on the second floor. Large windows surround both levels, providing abundant natural light. Column spacing ranges from 20x20 to 40x40, and there are two freight elevators for added convenience.

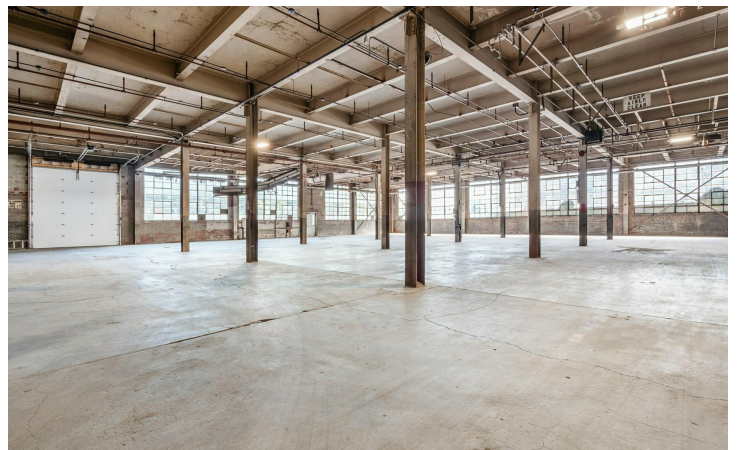
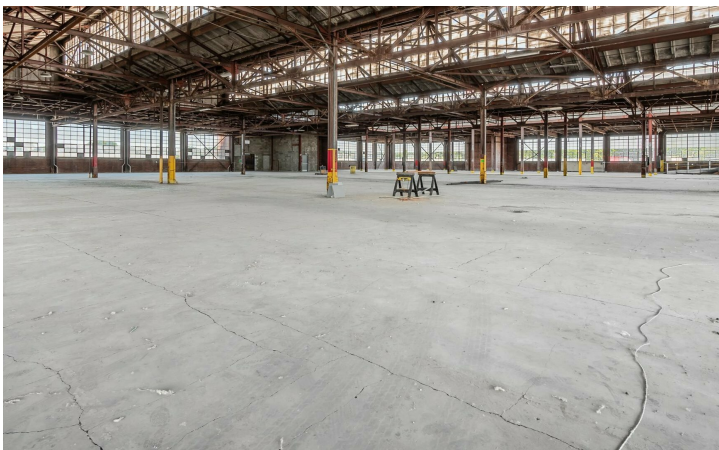
Location Overview

Discover the vibrant heart of Newark, an exciting destination for retail, at our prime location on W Main St. Nestled in the bustling city center, the area offers a mix of historical charm and modern convenience. Visitors can enjoy a stroll through the picturesque downtown area featuring a variety of boutique shops, cozy cafes, and inviting restaurants. Just moments away, the renowned Canal Market District provides a hub for community events and fresh local produce. The nearby bustling commercial activity, including popular shopping centers and local landmarks, ensures a steady flow of potential customers. This dynamic, well-connected location is perfect for any retail or free-standing building tenant looking to attract and engage a diverse customer base.



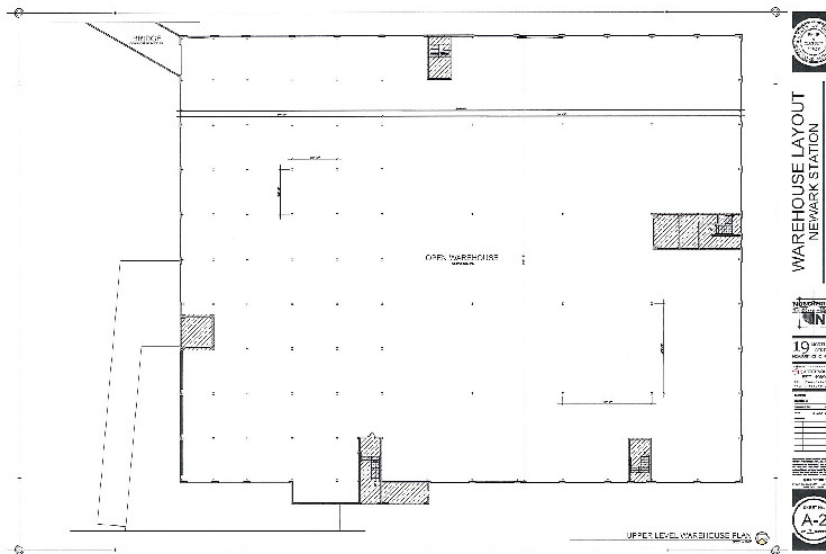
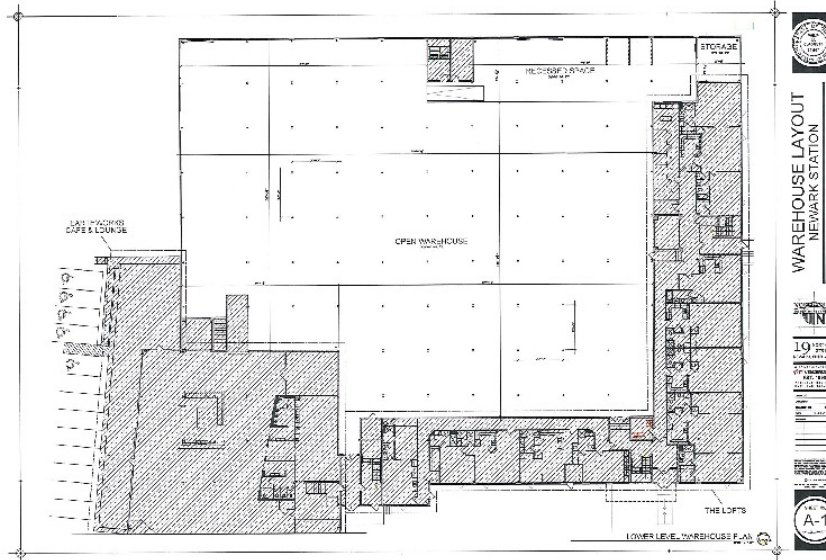
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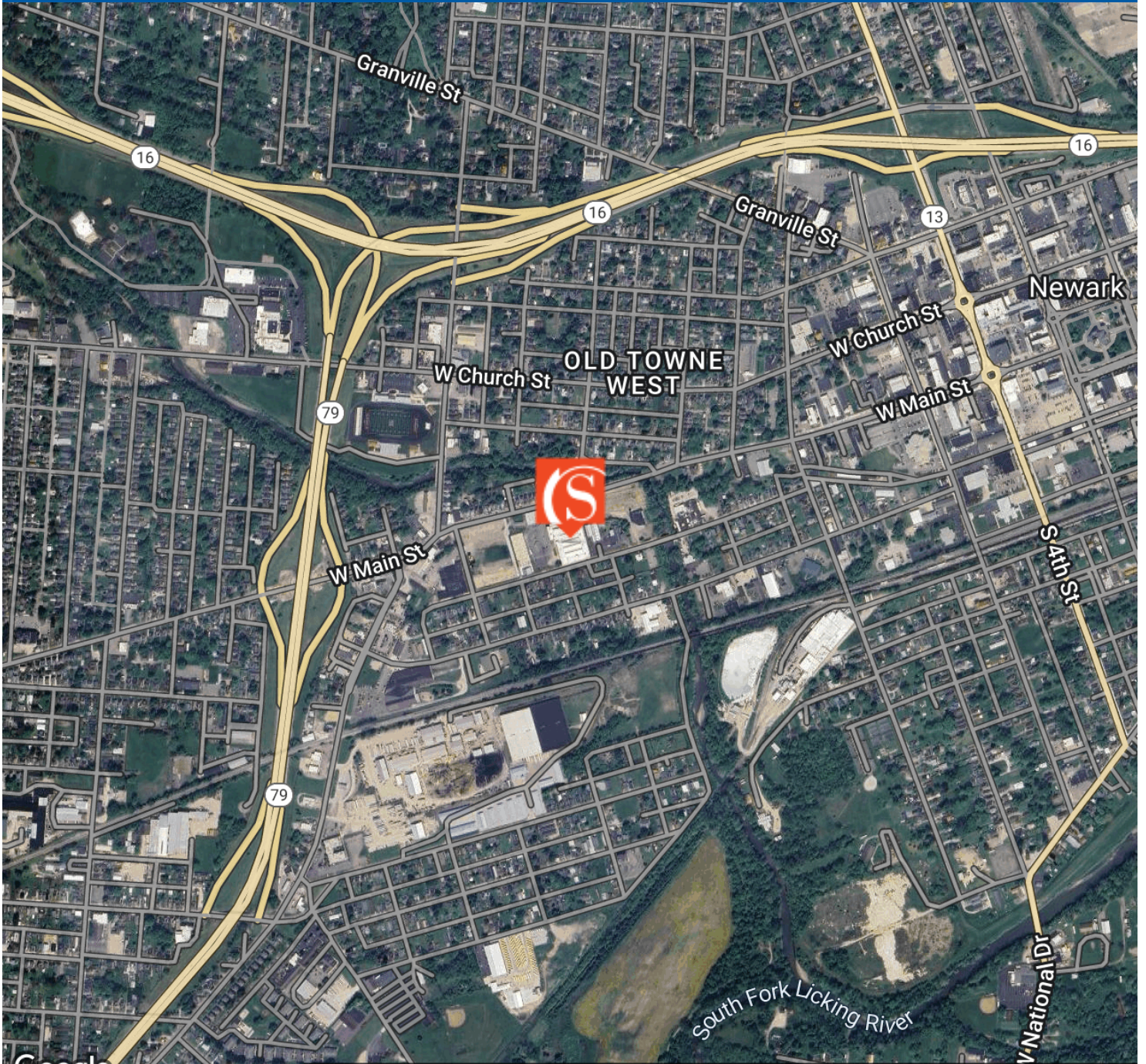


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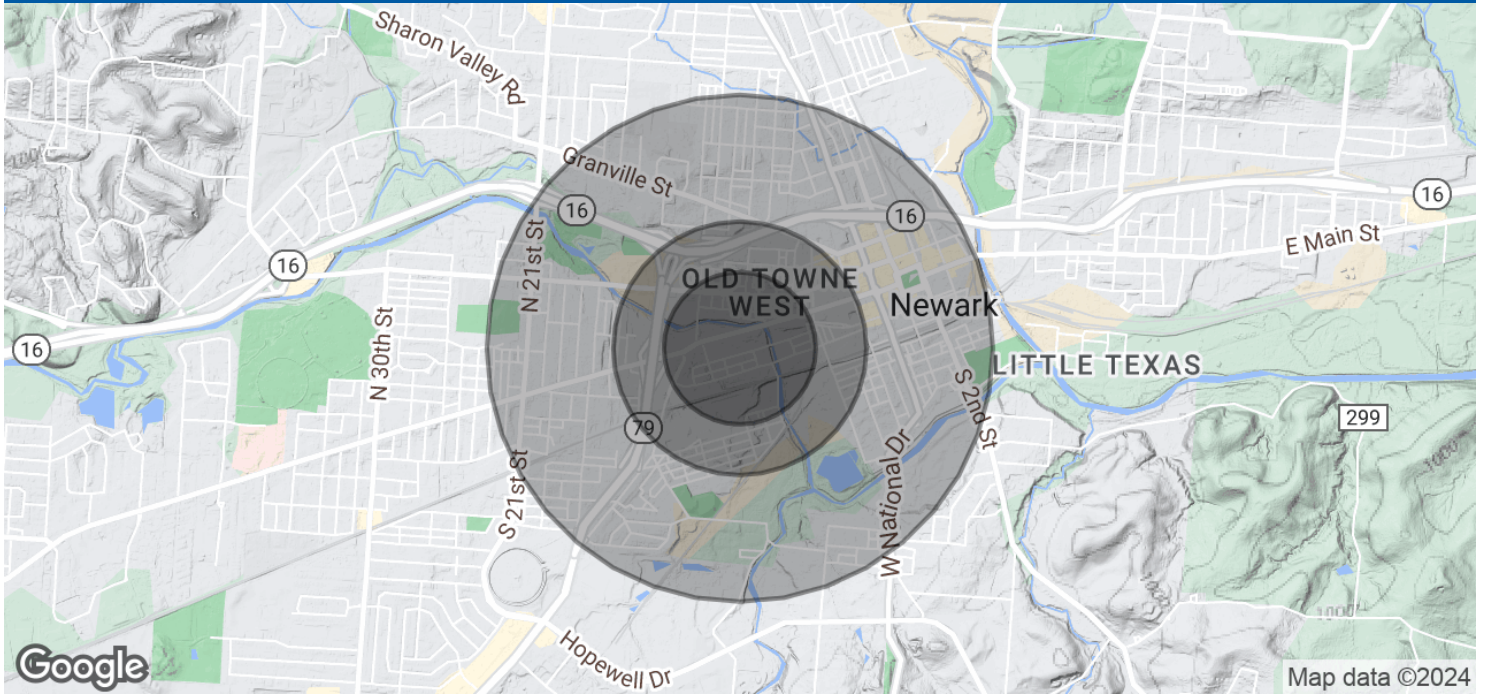


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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	779	2,805	11,915
Average Age	37	38	38
Average Age (Male)	37	37	37
Average Age (Female)	37	38	39

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	310	1,146	4,983
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$51,065	\$51,145	\$56,879
Average House Value	\$104,799	\$112,856	\$134,980

Demographics data derived from AlphaMap